

The current proposal is:

**Preservation Department – Item 9, LPC-22-08398**

**177 East 104th Street – 28th Police Precinct Station  
House – Individual Landmark  
Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 867 3241 5521

**Passcode:** 532169

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177 East 104th Street, Manhattan

## Current Photo and Plot Plan

Roberta Washington . architects pc

8 West 126th Street  
New York , NY 10027

**177 EAST 104th STREET**

Hope Community, Inc

174 East 104th Street  
New York, NY 10029

## Preservation/Renovation and Change of Use from Police Station to Community Facility :

- Selective interior demolition and removals with the restoration of selective historic architectural features
- New interior walls and finishes on ceilings and floors where existing cannot be restored
- Installation of new LPC conforming wood windows on primary facades; new aluminum windows with historic sizes and openings at other areas
- Two new fire-rated exit stairs within building and elevator
- Restoration of exterior metal railings, fencing, balcony and cornices
- Restoration of main wood entrance doors, sidewalls, steps and railings
- Installation of new floodproof protections as required
- New ADA compliant wheelchair lift in westside areaway



1940 NYC Tax Lot Photo

## Architectural Scope of Work

Roberta Washington . architects pc

8 West 126th Street  
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**Previously: 28th Police Precinct Station House**

**Proposed: Hope Community Hall**

- The 28<sup>th</sup> Police Precinct station House, located on the north side of East 104<sup>th</sup> Street between Lexington and Third Avenues, was built between 1892 –1893 and based on the designs of architect Nathaniel D. Bush.
- The building, a five story plus cellar structure, is clad in red brick with grey granite detailing.
- The building was occupied as the Police Precinct until 1974. Since 1981, the building has been owned by Hope Community, Inc. a non-profit organization.
- The building was designated an individual landmark on February 23, 1999.



## Architectural Background

Roberta Washington . architects pc

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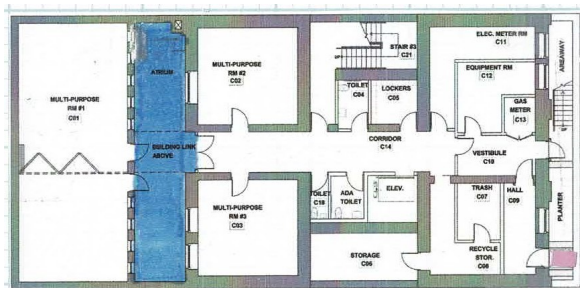
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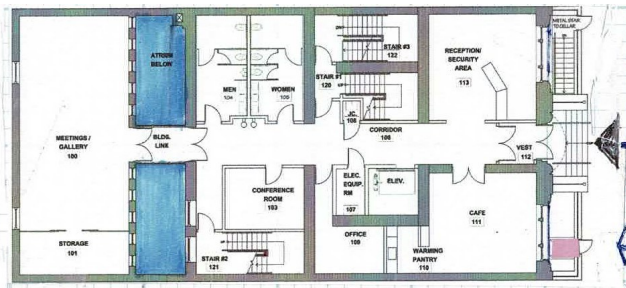
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CELLAR

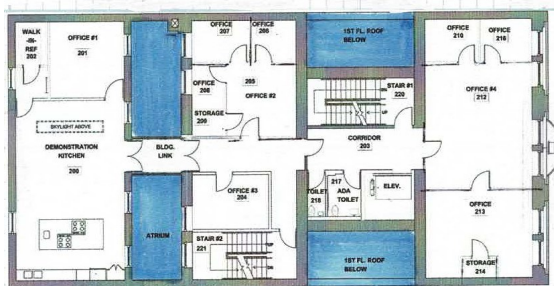


FIRST FLOOR

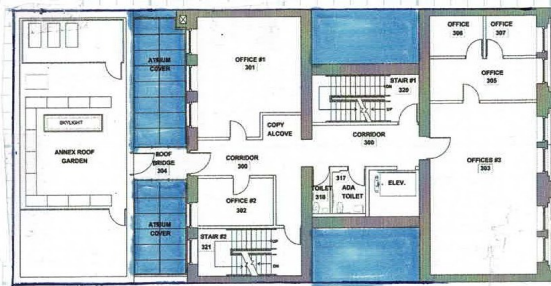


MAIN ENTRANCE

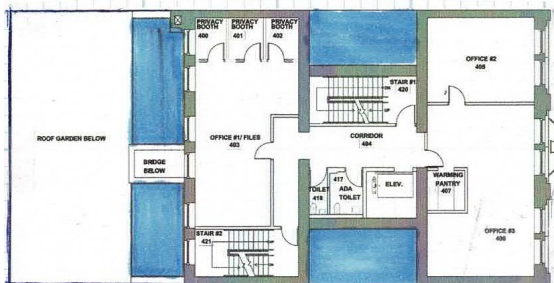
WHEELCHAIR



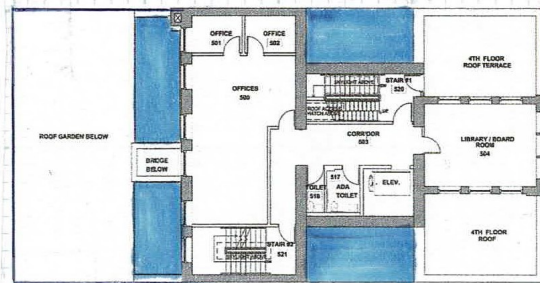
SECOND FLOOR



THIRD FLOOR

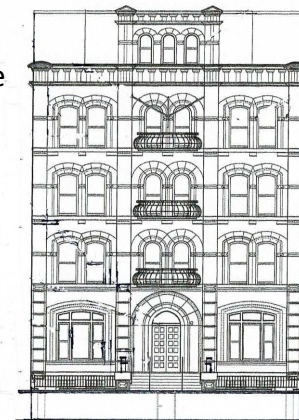


FOURTH FLOOR



FIFTH FLOOR

- The five-story building currently has one stair and no elevator
- The new layout will include two new fire stairs and an elevator
- The site is landlocked and there is no rear access or exit
- The existing front entrance access includes six steps from the sidewalk to the first floor entrance doors (outside entrance to the cellar will be through a new sidewalk-to-cellar stair)
- The new wheelchair lift will be located at the westside planter at the cellar level until 'called' to the sidewalk level for use.



## Analysis of Building ADA Options

Roberta Washington . architects pc

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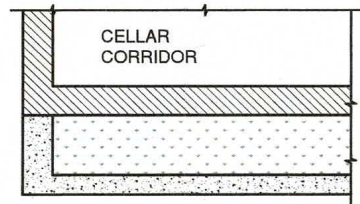
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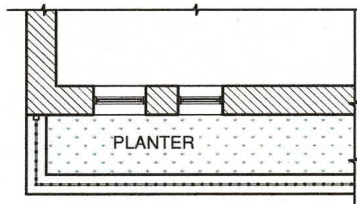
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SECTION AT AREAWAY STAIR TO CELLAR

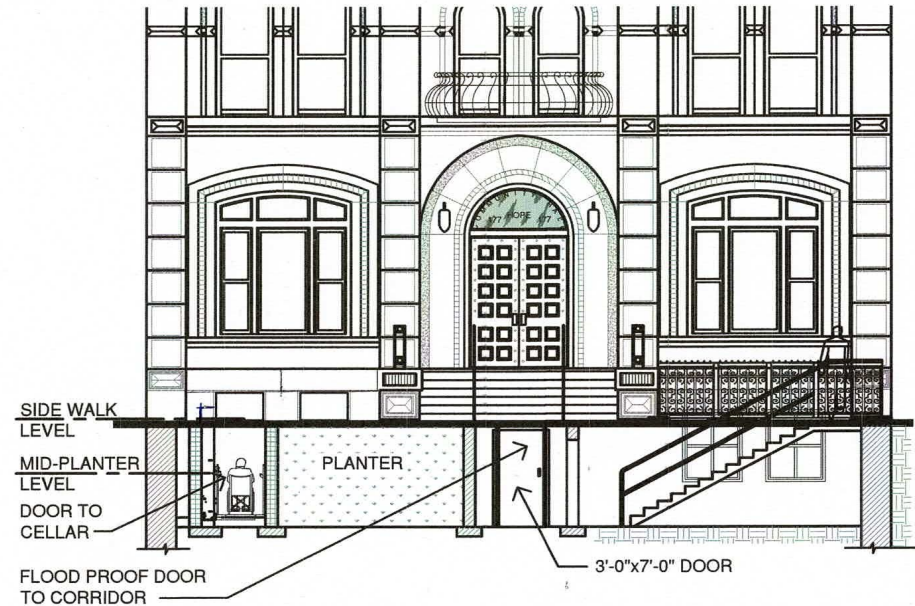


SHOWN AT MID-PLANTER LEVEL

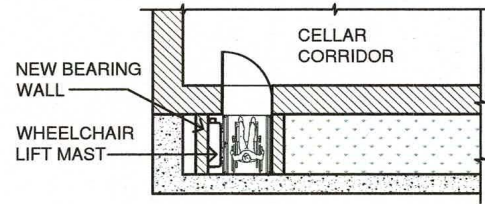


SHOWN AT SIDEWALK LEVEL

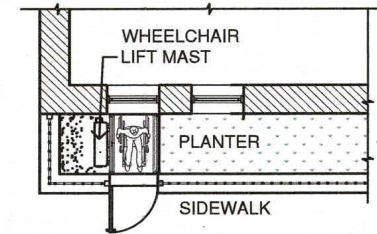
## EXISTING CONDITIONS



SECTION AT AREAWAY STAIR TO CELLAR



WHEELCHAIR ENTRANCE POSITION  
(SHOWN AT MID-PLANTER LEVEL)



WHEELCHAIR EXIT POSITION  
(SHOWN AT SIDEWALK LEVEL)

## PROPOSED SOLUTION

# Wheelchair Lift as ADA Solution

Roberta Washington . architects pc

8 West 126th Street

New York , NY 10027

177 EAST 104th SREET

Hope Community, Inc

174 East 104th Street

New York, NY 10029





#### IRON FENCE AND STONE BASE RESTORATION SCOPE

1. The existing metal fence located at the building's front will be restored while any elements beyond repair are replaced with in-kind materials .
2. The metal fence will be removed from its existing stone base and cleaned of rust, dirt and other particles from the fence elements. New and existing fence members will be painted with appropriate paint in its historically identified color.
3. The existing stone bases will be removed, cleaned and reset, with no stone placed at the wheelchair entrance.
4. The contractor will rebuild the fences to accommodate the new fence gates—for the wheelchair lift and for the entrance to the cellar stair—via the gate at the top of the new eastside stair.
5. The new wheelchair lift entrance gate operator system will be coordinated with the wheelchair lift manufacturer and the building's electronic access program.

## Fence Restoration and New Gate Creation

**Roberta Washington . architects pc**

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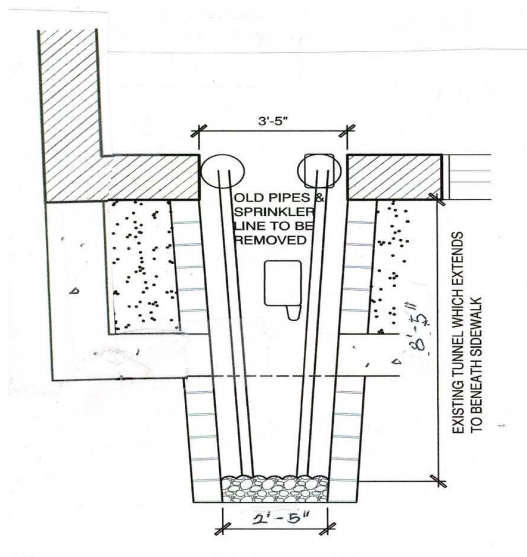
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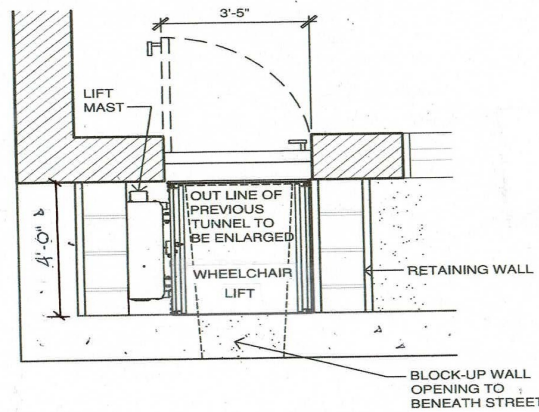




Existing utility tunnel to street to be replaced with wheelchair lift



Existing Cellar Level



New Cellar Level

## Wheelchair Lift Location Within West Areaway



Proposed location for new wheelchair lift pit between historic iron fence and cellar windows

Roberta Washington . architects pc

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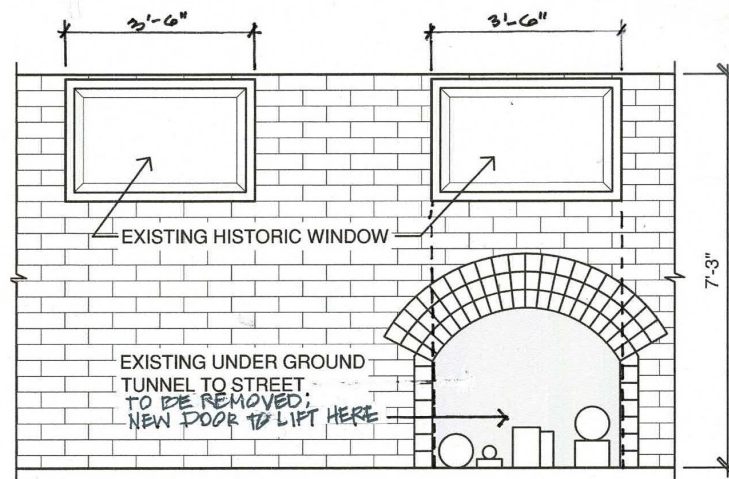
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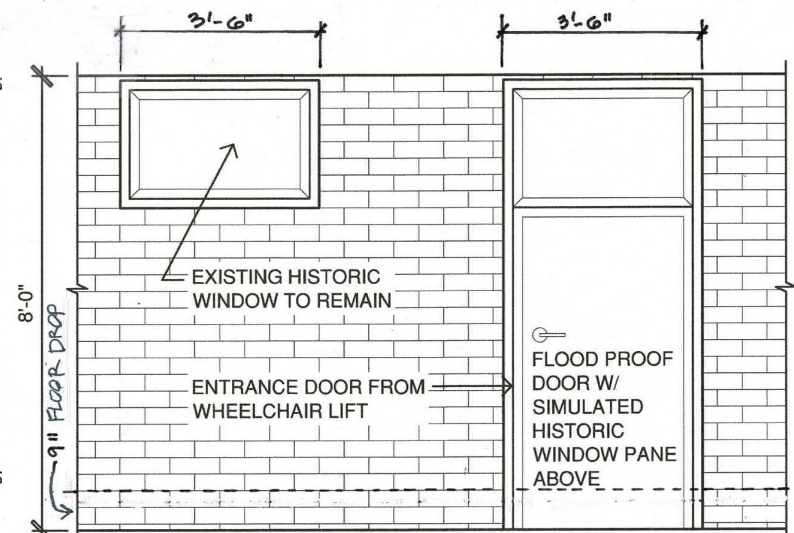
Corner of west planter in front of window which becomes the new door.



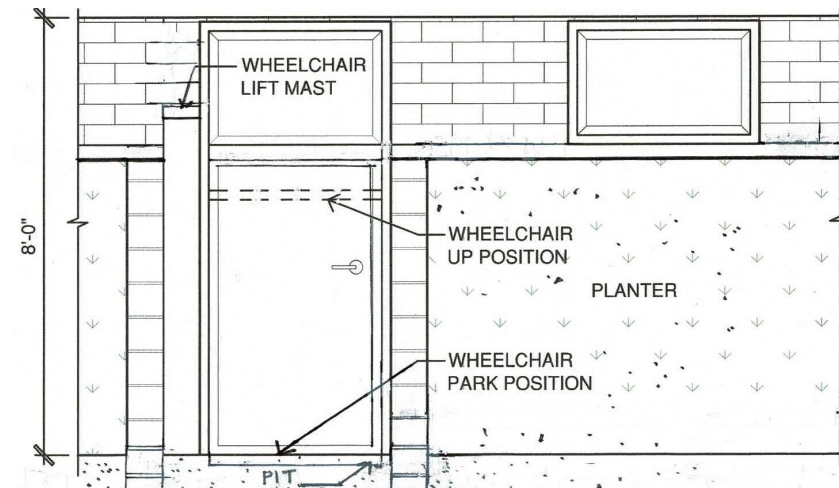
Interior Elevation of Partial Cellar— Existing



Interior cellar wall where previous window and tunnel will be replaced with flood-proof door (with built-in window). The wheelchair pit will be outside, while the corridor leads to the elevator on the cellar level



Interior Elevation of Partial Cellar - Proposed



## New Wheelchair Access for Building

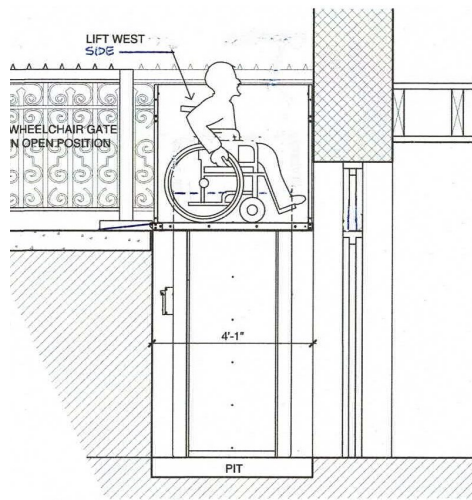
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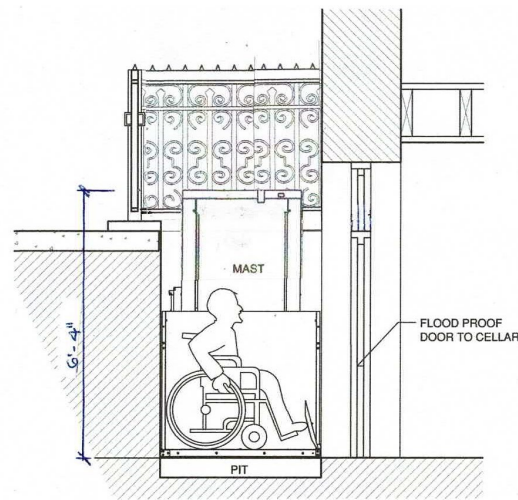
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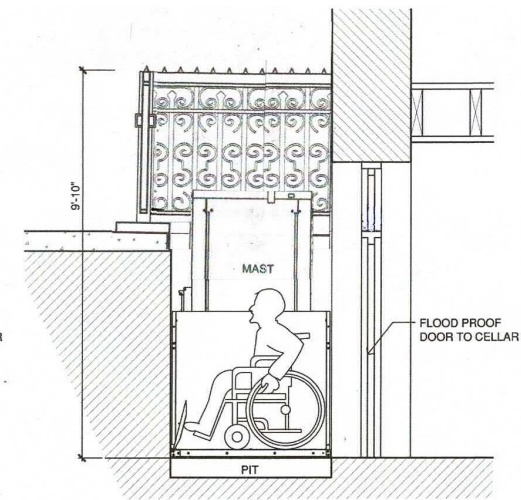
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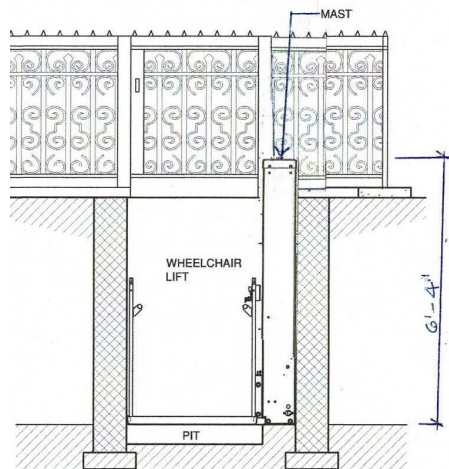
ENTRANCE FROM SIDEWALK



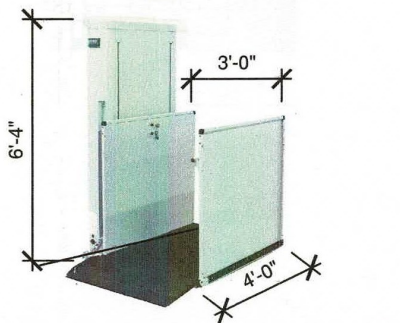
WHEELCHAIR LIFT  
ENTRANCE TO CELLAR FLOOR



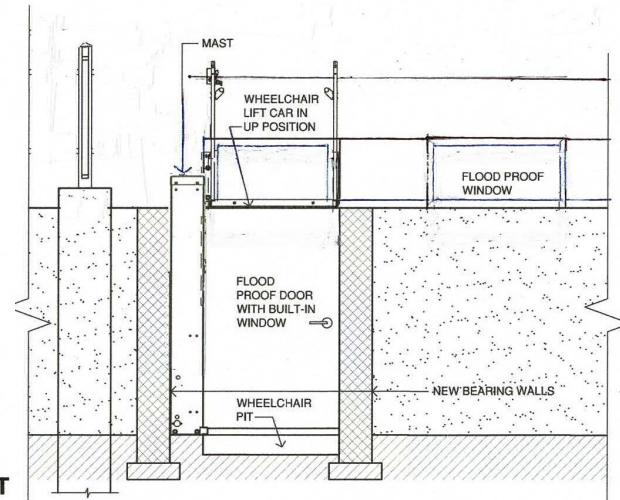
WHEELCHAIR LIFT ENTRANCE  
FROM CELLAR FLOOR



LOOKING TOWARDS SIDEWALK (SOUTH)



BRUNO36"x48" WHEELCHAIR LIFT



LOOKING TOWARDS BUILDING (NORTH)

## ADA Wheelchair Lift Positions

Roberta Washington . architects pc

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## INCORPORATION OF WHEELCHAIR ACCESS INTO BUILDING FRONT SUMMARY

A 36" x 48" wheelchair lift is required to provide ADA/Wheelchair access to the building. The lift will travel from the sidewalk level to the Cellar floor level where a corridor connects with the building's elevator. The elevator is accessible to all floors.

The black wheelchair access door (the westside gate) will incorporate much of the existing wrought iron fencing which will be restored.

When not in use, the black wheelchair lift will rest at the cellar level six feet below. Only a portion of the wheelchair lift mast will be visible behind the wrought iron railing.



### ADA/Wheelchair Access Lift

**Roberta Washington . architects pc**

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**Hope Community, Inc - Owner**

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